

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

April 11, 2013

Special session meeting of the Clay County Planning and Zoning/Stormwater Commission, Training Room, Planning and Zoning Office, 234 W Shrader, Suite C, Liberty, MO.

Call to Order at 9:00 am.

Roll Call

Members Present: Gene Knisley, Cecil Troutwine, Mark Beggs and Karl Walters

Members Absent: Jeff Richerson and Barbara Ball

Staff Present: Matt Tapp, Director
Debbie Viviano, Planner
Tim Flook, Assistant County Counselor
Angie Stokes, Secretary

Mr. Knisley: I would like to call to order the special meeting this morning April 11th, 9 am, Special Meeting of the Clay County Planning and Zoning concerning the Stormwater Management Panel, we are meeting in the training room at the Planning and Zoning office. I would like to call for a roll call please.

Mr. Tapp: Karl Walters?

Mr. Walters: Present.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Here.

Mr. Tapp: Jeff Richerson?

Mr. Richerson: Absent.

Mr. Tapp: Barbara Ball?

Ms. Ball: Absent.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Present.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Present.

Mr. Knisley: This is under our regular agenda the meeting so we would like to call for a motion to recess for thirty minutes I make a motion.

Mr. Beggs: Second.

Mr. Knisley: So be it.

Mr. Tapp: Can we go ahead and do a roll call just to make sure.

Mr. Knisley: Roll call please.

Mr. Tapp: Karl Walters?

Mr. Walters: Yes.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Yes.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Yes.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Yes.

4/0/0 Approve 30 minute Recess

Mr. Knisley: I think we will reconvene the Stormwater Management Panel at this time the recorder still running?

Mr. Tapp: Yes Mr. Chairman it is.

Mr. Knisley: Thank you. Our main purpose here this morning is to deal with the National Pollutant Discharge and Elimination System Phase II Five year plan for 2013-2018. We have taken about 30 minutes to review the information at this time I would like to turn it over to Director Tapp and his staff to lead this continued meeting.

Mr. Tapp: Yes Mr. Chairman I will go ahead and hit the main points of this proposed new five year plan, which does run from 2013 to 2018. If you'll go to the table of contents that's by far the best way to summarize the general layout structure of the five year plan. And it basically follows our general MS4 NPDES permit with all the MCM's which are Minimum Control Measures for the main portions of our general permit. Chapter one is just kind of a general overview of how is it coordinated, chapter two gives a general idea, frame work of water quality in Clay County streams which I think we go into detail. I'll go into detail later on, but just an overview here. Chapter three is public education outreach; chapter four is the public involvement or participation and both of those items we mainly achieve through our collaboration with MARC, Mid-America Regional Council of Governments and all the other municipalities that are Phase I or Phase II of the general permit, so that is where we knock those two out really well. And then we go into more specific County functions chapter five is the illicit discharge detection elimination, IDDE, that kind of points at illegal dumping and other illegal discharges or releases into our streams and our two main areas. Then chapter six is construction site run off, so that is where our Land Disturbance Permitting process and program comes into effect as well as the states. Chapter seven is post construction or more of an operations and maintenance; how we are maintaining the stormwater BMP's, Best Management Practices or the stormwater tools that a development uses. Chapter eight is a pollution prevention the good housekeeping so we got to keep our house in order, keep our house in shape in order to tell other people what to do. That's where we work with Karl and other department heads on doing a stormwater pollution prevention plan for each site eventually and an operations and maintenance kind of manual for each site, there is outdoor storage of hazardous materials, what's the proper routine is or procedure for that that is just one example. Then chapter nine is kind of follow through record keeping and reporting which is a critical and a big piece with EPA or a general permit. With that I really don't want to go into detail on every single page, but my thought here Mr. Chairman and members is to go through it and kind of give you a brief and then if you have particular questions by all means I don't mind typos or grammatical errors if you want to point those out I've already identified a number of them. Those can be ironed out without specific detail; I would rather kind of focus on the content more than anything, if you don't mind Mr. Chairman.

Mr. Knisley: That is great.

Mr. Tapp: Okay so let's go ahead and start with page 5 on chapter one, the Executive Summary is pretty self-explanatory it's before this but it's basically saying here is what we have done sort of up to this point and then here is the really big picture of what this plan is all about. Chapter one is the plan coordination and the first thing right off the bat is that we've got to explain it's not County wide we have two specific areas for the general permit, the first one is area A-1 which I'll go back to the map on our projector and kind of give you an idea of where it is at. It's near Kearney; Kearney actually almost surrounds the entire area, but it's a stretch of Clear Creek off 92 Highway and that's area A-1. This particular area has some interesting characteristics in that you got neighboring municipality, suburban development encroaching on the area causing some stormwater runoff and water quality aspects to it. I won't say issues, more of an aspect. You also have a major golf course just further upstream, so you have that kind of facet as well where you've got herbicides, pesticides and other things that may or may not be going into the creek but it's just a point source of possible stormwater pollution, so it's kind of an interesting piece. Then area A-2 is also interesting in the since that the City of Kansas City, MO one of their main waste water treatment plants or WWTP's is right there inside, almost the entire thing is inside area A-2. So you have that whole facet, they have a separate outfall permit, which is good, so they have to have routine testing of their outfall continually, but they just did some major upgrades to the plant, which is great, they're enclosing almost the entire operation. They are still keeping the rather large lagoon or two lagoons I think there, but those are more secondary or third or fourth kind of treatment if you will. So the expansion and upgrades are a great addition to that area. That's kind of a start of what chapter one is here are our areas and then on page seven....

Mr. Beggs: Matt can back you up just a minute, in area A-1 is Clear Creek Ridge Subdivision part of A-1?

Mr. Tapp: No, A-1 use to be a full square, but then when Kearney annexed the land I believe it pretty much goes away from our stormwater permit, because it's no longer in our jurisdiction and Kearney is not yet reach the 10,000 population threshold, which they will here eventually, but once they do then they will become a Phase II or Phase III whatever you want to call it community, where they will have to be part of this as well. But no how we have it laid out is and how we described when we first started, was this part of the section that is not inside the city limits of Kearney, so actually there is a mistake where this (*pointing at the screen*) should not be part of it, but that is okay, we just kind of squared it off. And actually I think Debbie the description was west of Clear Creek in Section whatever this is, so I guess it does sort of include the City of Kearney, but I don't think, I think the subdivision you are talking about Mark is over here which is to the west, outside of the area. Although that's the suburban encroachment we are talking about. And that is also what our consultant URS had mentioned during their study of it, the two outfall areas was the suburban encroachment of A-1 as a consideration. Does that help answer your question?

Mr. Beggs: Yes, thanks.

Mr. Tapp: So on page seven we kind of do a general overview of the main water sheds of Clay County and most of you all probably know it, Shoal Creek is a big one but it's not part of our area. Fishing River, Clear Creek, I don't know why Debbie on this map, it's major water sheds not just the minor ones, but the major major ones. Yes so this is the whole Fishing River you can't really tell from the black and white copy but the vast major of Clay County is part of the Fishing River large water shed, which eventually dumps into the Missouri River over in Ray County. This gives you an overview of the water shed so it gives you an idea of what we are talking about and then in the critical areas we talk about endangered species. Historic properties I won't go into detail, they are all straight from the state, basically. And we have more historic sites than people probably think about, it is kind of interesting. Then starting on page nine we discuss just the general permitting process for how it all works, and again I am not going to go into too much detail, but if you have any questions just holler. Then demographics as most of you all know Clay County is the second fastest growing county, still is, from 2000 to 2010 census. We've got major growth even in unincorporated we've estimated a 16.1% increase which is a pretty significant clip. Of course Kearney, I thought Kearney, doubled their population but by these numbers it's not showing it, but both Kearney and Smithville had about a 50% increase, basically doubling their population in ten years. Or at least adding half of their population 2000 to 2010 and so that is a major increase. Like I said once these communities become 10,000 then they will become part of NPDES, so they will be a part of this as well. And then we kind of put a map on there showing the 2010 census. Chapter two talks about water quality and I am not going to go into too much detail and it's an overview of water quality. We talk about impaired waters, which thankfully we don't have any impaired waters listed in Clay County which is a very good thing. Then we talk about our water quality monitoring program and as I mentioned in 2011 we had an outfall study done and URS is part of that. They did some water quality sampling and the results are shown through these different figures. The one thing that I will point out is there's a heightened increase in E.coli in both stretches which almost always stems from animal by product or human waste, so we have elevated areas or E.coli, which we are within the normal threshold, it's just good to note what happens. Especially in Clear Creek during wet weather or a rain event E.coli spikes. We just kind of have to get down to the nitty gritty of that at some point too as to why, it's kind of hard to figure out because the golf course, I would hope, does not release any E.coli. Although geese can do that, so the geese maybe doing that and we might need to look at that more in-depth for the next time around. Then chapter three starting on page 19 goes into public education and outreach and again I am not going to go into detail but we basically work with MARC and the collaboration, it's called the Water Quality Education Committee which is very important we basically chip in about \$5,000 and we get a number of benefits out of that. If you have ever watched Fox 4 News or any news in the morning we have a lot of TV spots where it talks about what goes, what is it called Debbie? What goes on the ground ..

Ms. Viviano: What's goes...

Mr. Flook: If it's on the ground it goes into the water.

Mr. Tapp: Right, which is a great summary it basically is anything that you do on the ground it is going to end up in our streams and water ways which is important that you don't clean your car in the driveway, and you don't change your oil without a drip pan and things like that. And so it definitely

targets some certain audiences and in the past it really focused on lawn care management by property owners because we like to put down way more chemicals than what is necessary for our grass. But that has been one of the target audiences, it's really helped out tremendously on MCM I and II. So again I don't want to go into too much detail, I guess I could, Debbie hit the goals that is probably important for each chapter is to hit the goals for the upcoming years so you are aware of how staff envisions us progressing and advancing through the Stormwater Plan. For education and outreach year one which would be 2013 this year there's no new goals planned and then the second year we propose to increase the amount of educational information posted on our website the Clay County's website. A work group will be formed to look at NPS stands for Non-Point Source Pollution, which basically for water quality issues there's two main sources of possible pollution, it's point and non-point. Point is I can point at a pipe and say that is discharging something into this creek that is a point source. Non-point source is more of a bigger picture watershed wide, how can we better control stormwater pollution and water quality. So when we say NPS or non-point source that means more of a bigger picture, public education outreach those types of things, to kind of offset habits and those types of things. So website and education with the public schools and then MARC is going to initiate a public water quality survey for the region, which it typically bleeds from one year to the next and that is what we talked about here is they're going to start in year two. Year three water advisory signs will be placed on main County roads which basically tell you that you're in a watershed and you're adjacent to a stream. This is the general signs you may or may not have seen in other jurisdictions, particularly Johnson County; they have a lot of those signs, you know "you are now in the Fishing River Watershed" that kind of thing. So people have an awareness what a watershed is and all that.

Ms. Viviano: Something like don't pollute or

Mr. Tapp: And it might have a message like "clean up your trash" or something to that extent.

Ms. Viviano: We will get a format from one of the other Counties.

Mr. Tapp: Year four we're going to, we are proposing to contract with the Blue River Watershed Association which does a lot of great work with water quality and stormwater pollution prevention with kids and other clean up groups and things like that. And they also do like this here wet and dry weather stream testing, so we will do some more stream testing in year four, year five an informational bulletin board of water quality messages will be posted on the County website, so again expanding the County's website for that information. MCM 2 is the public involvement and participation not just giving them information but actually involving them and having the public participation. And we kind of talked about MARC again and how they have a mini grant program that they award a certain dollar amount to groups on stormwater management and improvement projects. So if you go to page 24 I'll talk about the goals really quick, again year one this current year no new goals are planned for MCM 2. Year two again we talk about MARC will initiate a public water quality survey, so that is again obviously involving and participating the public in water quality and then the same thing for MCM 1 about the County ? ?able communities, that's their training program, where they will conduct a BMP and native landscape workshops, which involves the public. Year four is the formation, we are proposing a formation of a citizen lead or citizen represented Clay County Storm Water Commission separate from this Planning and Zoning Commission Board, so I will have a separately dedicated Storm Water Commission which we are allowed to within the statutes of Missouri. Year five Clay County will organize with partner organizations on one or more annual stream and/or neighborhood clean-up events to cover the Plan Areas. So we will actually have stream clean up by year five. So on to chapter five again we go into more specific County deals and chapter five relates back to Illicit Discharge Detection Elimination (IDDE) and again I'm not going to go into major detail but a big proponent of IDDE for especially unincorporated Counties, such as us is on site sewer systems or septic systems and right now we are proposing to work with the Clay County Health Department, who is the authority in permitting, reviewing and enforcing septic systems. Working with them on first off identifying where our septic systems are because in order to go where you want to go you got to know where you have been. So we are going to help them out and scanning in all their records and tying it back to a map, GIS Map. So we will have a good idea of where the septic systems are. So we will have our staff assist them in that effort, but also it's a recommendation of staff that we beef up or upgrade our illicit discharge detection elimination code that is currently in the Health Department and we have given a copy of this to the Health Department for their review, unfortunately they couldn't get their response back to us in time for

this meeting. But again this is a recommendation so it will go to County Commission it is our hope that we'll work together and make sure we are all on the same page with this by April 22 when the County Commission hears the Stormwater Commission Panel/P&Z Commission recommendations. Those are the two main pieces of the IDDE, Debbie and I during the half hour recess, we've identified some grammatical errors which I am not going into detail but we will definitely clean it up to where it is....

Mr. Beggs: So does the Health Department do annual inspections by biannual inspections?

Apparently they don't because they don't know where they are.

Mr. Tapp: At this time no. I think they have a provision that whenever a property sells or turns over ownership they have a right to require upgrades and to inspect it and require upgrades, but no I don't believe so; I don't think they have a formal program set up.

Mr. Knisley: Have you got a good relationship with Health Department on this sewer programs in 05 and 08 and 03 and 08 or they just haphazard at this point.

Mr. Tapp: Yes you are dealing with two different organizations and the Health Department deals with a lot of different from flu shots to restaurant inspections to septic and Paul Barnes is our main contact over there and he does a great job. We have collaborated as much as we could and can. Paul definitely wants to upgrade and advance the program so he is in complete agreement with this.

Mr. Knisley: Good.

Mr. Tapp: We just want to make sure Gary and the other folks there are in complete agreement that yes because it's not just us Clay County Planning and Zoning but the EPA will come and visit us and they will do an audit and they'll look for areas for improvement. I guarantee you this will be one of them being perfectly honest. And so if we don't do corrected measures at that time then they come back and we still haven't upgraded our IDDE that's when serious consequences happen. So it's not just us it's the EPA as well, so to answer your question Mr. Chairman at this point we have done as much as we can but we definitely need to see improvements in that area.

Mr. Knisley: Should all fall in place.

Mr. Tapp: Yes maybe, perhaps, hopefully. So let's go ahead and take a look at specifically on page 28 which kicks into the rationale for the new goals and the new goals themselves. And like I had mentioned we really want to ramp up the code and the program for IDDE as well as get that inventory established so year one we have no new goals planned, year two which will be 2014 department staff, P&Z department staff will work with the Health Department on developing a comprehensive individual sewage disposal systems inventory and GIS point data layer, including but not limited to installations, repairs, and enforcement actions. Year three Clay County, us, will develop a brochure to address individual sewage disposal systems, I am on page 29. The brochure will describe the elements of an individual sewage disposal system, how it operates, homeowner maintenance responsibilities, signs of a malfunctioning system, enforcement, and resource information, kind of really have property owners, I really do think it's a big education piece as well as it teaches folks you just can't just flush your toilets and not maintain your septic system. It will fail if you do that. Year four Clay County and partners, we really have not identify specific partners, partners will distribute the brochures to address the individual sewage disposal systems. Distribution may also include website postings. So I am sure we will put it on our website as well. Then the final year of this five year plan that we are proposing that Clay County develop and adopt more specific and targeted legal authority code in order to further advance IDDE efforts for unincorporated Clay County and the Plan Areas. So that again deals with the code improvements and program improvements to ramp up the program. Any questions on the IDDE because that is a big chapter for Clay County. If not I will move forward. Chapter six is construction site stormwater runoff and this mainly focus on our Land Disturbance Permit Code, which we do have and our program which we also have, which was established in 2010, March of 2010 and while we've only had a couple because it deals with Land Disturbances of one acre or more any given time. It's been a pretty good introduction, cause folks already have to do the state permit anyway, we kind of build on top of that and like I said the Fishing River Waste Water Treatment Plant was one big one, which was a great project to help out water quality in that area. There's also been a Missouri City, the old Missouri City Landfill, they had to do an interceptor trench to relieve some of the landfill, so that was one Land Disturbance Permit and there's been a few others but it's been a good success I really think it's really gone off rather nicely. We also do have guidelines for disturbance less than an acre which is mainly geared towards single family construction sites and really boils down to perimeter

control more than anything during a single family house construction. So that's typically less than an acre if you are disturbing more than an acre for a house you are talking pretty substantial house, it's usually under an acre. And we have a brochure and Mark Manville, our Building Official, has been handing it out during building permit times and kind of refreshing and reminding builders they need to watch their sediment fencing, because sometimes it gets knocked down or just kind of falls over, so that is kind of our program in a nut shell and we discuss it here and again I will be glad to go into detail if one of the members of Stormwater Panel/P&Z Commission had any questions, if not then I go right to the goals and talk about where we want to go from here.

Mr. Knisley: Sure, yes.

Mr. Tapp: So on page 34 really's our goals, year one no new goals are planned. Year two we will conduct a workshop for developers and all the construction industry folks, engineers, etc, etc. detailing the Land Disturbance Code Regulations as well as the program and we also evaluate the workshop effectiveness. So we will see how it stuck for the folks that visit us at that time. We've been meaning to do that anyway since the code and the program got enacted but we are targeting year two or next year 2014 for that and it would be great to have P&Z Commissioners there as well to kind of hear exactly what all it details. Year three Clay County will develop and implement online land disturbance toolbox containing several resources, including links to erosion and sediment control BMP's or Best Management Practices, certification programs or organizations that can help solve problems and information on managing runoff from smaller sites of less than 1 acre. So again those are most popular, if you will, construction sites of less than an acre we have a single family house under construction. Year four we'll provide educational program or training for developers and the same kind of audience as the year two deal, for erosion and sediment control BMP's specific Best Management Practices or those check dams to Native Landscaping, etc, etc, those specific Best Management Practices for stormwater, that will be year four. Year five we'll develop and conduct at least one staged inspection training workshop for and mainly for those inspectors that are erosion sediment control inspectors, those types of folks and municipalities so they are more than welcome anyone who is interested really to improve our Phase II Land Disturbance Program so we will do kind of a mauch or staged inspection training workshop, in year five. Are there any questions on that on construction site? No

Mr. Knisley: Being none.

Mr. Tapp: Okay, chapter seven is Post-Construction and this is mainly geared towards or pointing at continued operations and maintenance of those BMP's or stormwater BMP's kind of staying up on the stormwater BMP's not letting them just deteriorate and fail and I know for a fact that the EPA and Missouri Department of Natural Resources are big on this because this tends to be one of the lacking pieces in most Phase II programs. So again we kind of go through it talking about adequate long term operations maintenance of BMP's use of an ordinance so we got to look at actually setting up a specific post construction ordinance. If we can continue on we kind of talk about our Stream Buffer Setback ordinance or our Planning Unit Development (PUD) and all the different facets of our department and of our Land Development Code that really points towards post construction management of BMP's.

Ms. Viviano: And these would be strictly nonstructural permits say that we have to have nonstructural and structural.....

Mr. Tapp: So what Debbie is talking about for BMP's or Stormwater Best Management Practices that are structural which is typical the grey infrastructure you see storm inlets pipes, etc, etc, that's hard infrastructure that is structural BMP's. Nonstructural tends to be something that's not grey, which is Native Landscaping, low impact development, a development regulations ordinances that promote creative stormwater management, which typical green infrastructure is another big piece of that. So use Native Landscaping, grasslands with deep root systems that really suck up the stormwater runoff as well as rain gardens, a bio swells there all these different terminologies. So that is more nonstructural BMP's so when we talk about structural and nonstructural you kind of get the idea of what we are talking about. Structural again is that grey get the stormwater off and way as quickly as possible which is not typically the best solution long term but there is also nonstructural BMP as well. So we kind of go over our code and then how we point to the Kansas City's chapter of the American Public Work Association they have different sections of guidelines of recommended code, which we have adopted and all this ties back to this post construction maintenance and let's just keep going to

Ms. Viviano: And if I could make on comment about our stream buffer setbacks at this point, at this point we have a 75 foot, the Department of Natural Resources has in so many words told us that it's not enough. Just a FYI.

Mr. Tapp: Right exactly. And actually right now we are looking at, from a directive from the County Commission; we are looking what other jurisdictions are doing. Because our stream setback ordinance has been in place for a while you can see since 2003 which out little to no amendments and there's some really creative ways of doing stream setbacks now. I do believe that a one size fits all 75 feet does not necessarily work for some portions of streams and creeks for Clay County, so it should be based on the scale of the stream and creek and what amount of flow of volume it takes in usually. If it is dry most of the time do we really need 75 feet from a little tributary or a tributary of a tributary.

Mr. Beggs: DNR is open to that negotiation?

Mr. Walters: You know when you make those decisions like that you ought to think about the rainfall before you turn around and people make decisions. I'll tell you what I have been around Clay County all my life and seen a lot of flash floods turn around and take a lot of people out and the next thing it comes back to bit Clay County.

Mr. Tapp: Sure.

Mr. Walters: So the people better watch what they are doing.

Mr. Tapp: Like Fishing River or Clear Creek we may even ramp up from 75 feet it just depends you know there's a lot of other creative ways other municipalities are doing it. Kansas City just recently passed a stream setback ordinance it took them about two years to write, they adopted it about two years ago.

Mr. Beggs: So if you think about that Karl if you do a lot of Best Management Practices you slow that water down.

Mr. Tapp: Before it gets there.

Mr. Beggs: Obviously if you're coming in to develop it, put concrete down all that water hits that creek that's going to come up but if you implement some of this to slow some of down so that you're post construction run off is no more than you pre construction runoff it should elevate some of that problem.

Mr. Tapp: At least from development.

Mr. Walters: But we are back to that same thing when you get like a down pour you know, immediate and you are not aware of it some of that can back up to bit you.

Mr. Tapp: True.

Mr. Walters: And you know that I mean when we get regular downpours and two inch rains sometimes we have had four inches of rain and all that water has got to go somewhere.

Ms. Viviano: And what a lot of this is it's going to be us working with the communities that are not under the NPDES right now, because a lot of them do not have these nonstructural things in place. So what happens then when they have it in place it messes us up as you would say.

Mr. Walters: Right. You know we started a subdivision with rain gardens and stuff to turn around and stop some of that water runoff to around and go into the creeks. Of course we haven't had a lot of subdivisions go in here lately and stuff that we really need to turn around and focus on to turn and build berms and things like that and rain gardens continue that program and keep that from happening, to me that is very helpful.

Mr. Beggs: So that subdivision worked out well? The one you built the rain gardens?

Mr. Walters: Well, yes and no.

Ms. Viviano: It was the first one and we found some lessons learned in that.

Mr. Walters: Things that we can learn from.

Mr. Tapp: Which is the operations and maintenance piece that is the big piece, folks have to get a register landscape/architect to design the rain gardens and they've got to be put in but it is the ongoing annual operations if not semi-annual operations and maintenance.

Mr. Walters: Because you've got to know where your runoff is at for your rain garden, because a lot of rain gardens were put runoff wasn't even going to affect it. So it was kind of a bad (*inaudible*)

Ms. Viviano: Yeah they did not put it in the right spot.

Mr. Tapp: Some and there is an educational piece to because I saw one property that had a bricks around the rain garden. They think it is a traditional landscape.

Mr. Beggs: Build a dam around it.

Mr. Tapp: Yeah pretty much, it defeats the whole purpose because the rain has to infiltrate the rain garden, it cannot. So it's an educational piece too and we can't be at the table when people close on properties, it's up to the HOA and other folks but we need to make a more concerted effort on education outreach for specifically that subdivision.

Mr. Beggs: So are you talking about holding HOA's responsible?

Mr. Tapp: Yes they have to be.

Mr. Beggs: Post construction?

Mr. Tapp: Yes they have to be and it's a lesson learned because really you don't want to have these BMP's on private property because we don't have any easements as a County to maintain those rain gardens which effect stormwater runoff of our streams and creeks that we do have access to. So talking to St. Charles County and other Counties out there you want to try and make the design piece of the subdivision to where the rain gardens are in the right a ways or some type of public space to where you can get access to it. Nothing against property owners but again it's an education piece people have to be aware of how to maintain these rain gardens because you don't just put them in and walk away, you can't you have to maintain them and make sure they are working properly.

Ms. Viviano: And there are so many things about lawn care we have a lot of people that have a city mentality that move out to the County and they think they need to have a manicured yard.

Mr. Tapp: Three acre yard.

Ms. Viviano: Three acre manicured yard.

Mr. Beggs: You are not talking about Holmes Creek are you? *(laugh)*

Mr. Tapp: No those are only an acre/acre and a half.

Mr. Beggs: That's getting a little close to home now.

Mr. Walters: You just don't think about all the fertilizer and stuff they put on their yard and stuff.

Ms. Viviano: And all of that goes down into the creek.

Mr. Tapp: Well that can also apply to the urban dwellers as well, inside the City of Kansas City, inside the City of Liberty; I cannot tell you how many people I see

Mr. Walters: And there are green ways to that rather than turn around and buying everything from the store and putting it down.

Mr. Tapp: It is the whole mentality piece too adjusting thoughts, thought processes. You know I have to have a perfect turf, turf grass is not natural or native to this area never was never will be native landscapes are tall grasses. Anyway let's carry on. Flood plain management plays a critical role in operations and maintenance and we do obviously have a Flood Plain Management Ordinance since we are part of the National Flood Insurance Program or NFIP we have to so people can get flood insurance, so again that is a big piece and we kind of reference it there. But on to the new goals for post construction are the O and M kind of piece to it Operations and Maintenance piece, year one we recommend that Clay County collaborate with the municipalities of Kearney and Kansas City to protect the bacteria flow of Fishing River and Clear Creek so again when we talk about the bacteria flow is the E.coli the spikes in it and the elevated levels that we have witness in our last water quality sampling. Kansas City now has a well-established stormwater program they're a Phase I community which they came on board a long time ago, so they have a lot staff and a lot of good resources so I'm sure that is no problem. But again it's that educational piece with the smaller community like Kearney about the importance of stormwater management and these nonstructural BMP's and things we are talking about, so that is what we are kind of talking about there is the first year, this year to start the collaboration effort, start to reach out to Kearney and Kansas City and get some....

Mr. Walters: Should other cities be in on this?

Mr. Tapp: Well we are just talking about our two areas that's why we say Kansas City and Kearney, but yeah, of course if we establish a Stormwater Commission later on I don't see any reason why it couldn't be County wide and have representatives from all of the cities and go after grants and funding to help elevate some stormwater issues through out whether it is inside cities, out in the County or whatever but the reason why we specifically call out Kansas City and Kearney is because of those streams that are part of our areas, so that is the first year.

Mr. Troutwine: I am a little surprised that the County hasn't reached out to the City of Mosby which everything you talk about here they have those problems in spades. I mean we are talking about people

with septic's on lots of 100 x75 foot, we are talking about people with flood plain problems, now they are declared to be in a flood way. It doesn't seem like to me that maybe they've been ignored and it's almost like a ticking time bomb down there. Somebody's going to have; I don't know if it's the County, the State, or Federal but there is problems down there that needs to be addressed by someone, they don't have the resources to address their own problems obviously. They're without sewer of any kind I would assume if they were an ethnic community it would be would be on all the major channels, you know why this particular community is treated like this in an affluent County. So I was just surprised that the County hasn't reached out with some kind of helpful proposal with those folks. Whether it be grants, whether it be I don't even know that grants can solve their problems.

Mr. Walters: Yeah I agree.

Mr. Troutwine: I mean they have almost insurmountable problems down there and continued to be ignored. I am not really sure where all this is going to go.

Mr. Beggs: So does that become our problem? Discharge into say Fishing River and we are taking samples downstream of them and all of a sudden big numbers E.coli.

Mr. Tapp: Right, where our area is at is actually upstream Fishing River of Mosby, but ...

Mr. Troutwine: But if you checked downstream you'd have find out that they have major problems, their septic's are even popping up in their yards. I mean there are streets you cannot even go down.

Mr. Tapp: I completely agree. That is why an establishment of a Sewer District for Clay County is so critical because Mosby's one of the main areas that need to be looked at and evaluated along with Paradise. But yeah it is just a matter of

Mr. Troutwine: Well Paradise doesn't really have the problems that Mosby has quite frankly.

Mr. Tapp: Flood plain problems yes, same ticking time bomb of septic systems.

Mr. Troutwine: There is a list of problems that Mosby has that I don't know if the County should reach out I don't know if it has the resources to reach out but Mosby is a part of the County.

Mr. Beggs: Well let's say in 20 years as population grows in unincorporated Clay County and we're no longer Phase II if we take up to the next step does that become a problem, I know right now we just have two small areas but in the future could that possible become our problem?

Mr. Tapp: Sure I completely agree that we should establish strategic alliances with Mosby and look at grants and funding for sewers and for flood plain management and improvements there.

Mr. Troutwine: I mean if we are going to look at cities like Kearney that can obviously afford some of these programs that we could go into would be a good partner we have to I think look at the very poorest of us.

Mr. Walters: Yeah, Missouri City and Mosby.

Mr. Troutwine: And there isn't, but again even Missouri City's protected in the fact that they're not, every square inch except land I own in Mosby is in the flood plain.

Mr. Walters: Right.

Mr. Troutwine: Every single dwelling is in the flood plain.

Mr. Walters: That's right.

Mr. Tapp: Yes.

Mr. Troutwine: I mean there is some real problems that the County has just kind of ignored, they are saying "oh that is city business" I just wonder if maybe the County as some point needs to reach out, especially since we are talking about, everything that I've read in here, and again I have not studies it, but read through it addresses their problems and they have no way of addressing their own problems, I am going to tell you right now, they cannot address their own problems.

Mr. Tapp: Right, well you know we talk about here in the plan that Clay County will produce the developed plans, basically the plans for establishing a Common Sewer District and a Stormwater Commission in year two at that same time once you get those organization pieces established you can start to reach out to communities such as Mosby and identify possible solutions. But yeah you are correct there are some issues there for sure and collaborations definitely help so I mean I would say yes that is a great goal once we get the Stormwater Commission and a Common Sewer District established then you got the pieces in place to really go after it that would be my recommendation.

Mr. Knisley: On a limited basis that you contacted the towns in the County are they acceptable to this?

Mr. Tapp: I don't think...

Mr. Knisley: Or looking at it?

Mr. Tapp: Mr. Chairman I don't think we have actually reached out to Mosby or communities related to this.

Mr. Knisley: No I mean before this (*inaudible*).

Mr. Tapp: We've got agreements with Claycomo and Prather ville is about done for building permitting, plan review and inspection serves, my hope that that kind of put the foot in the door and kind of opens up other talks as well on assisting and planning and zoning and planning development review and stormwater management and eventually flood plain management so yeah that would be nice. Because Claycomo has some flood plain issues too.

Mr. Knisley: I am sure they do.

Ms. Viviano: Which could be some things for the smaller cities that Clay County could help out with and our GIS and some staffing and everything else but we have to do it as a contract with the cities because ..

Mr. Tapp: Cooperative agreement.

Ms. Viviano: Yes cooperative agreement and if Mosby wants us to do a cooperative agreement with us we would be more than happy.

Mr. Tapp: I have approached Mosby for a cooperative agreement and I guess they are kind of reviewing it so....

Mr. Knisley: Sure, well this is a big step to go for.

Mr. Troutwine: I think again I think if you explain to them that this is really basically their only hope is to go into some kind of cooperative with the County having the resources that you'll be well received.

Mr. Tapp: This is great advice; I definitely agree it should be a goal. So year two like, I mentioned, we would establish or develop plans for a common sewer district and Stormwater Commission in that same year we will collaborate with MARC, Mid-America Regional Council, to develop and/or update the educational materials for public works officials, developers and engineers. The materials will promote the use of non-structural BMP's and the benefits of stormwater management planning prior to land disturbance. Year three we'll collaborate with MARC to develop the educational materials specifically bacteria, E.coli on stormwater BMP's for homeowners and distribute them to specific audiences. MARC may provide workshops for these specific audiences necessary. Examples include homeowners and homeowners associations. Then in year four Clay County will continue with the furtherance of year two and three goals kind of keep the momentum build it up. Then year five we'll review the post construction stormwater BMP's selection and pollutant removal performance with regard to water quality impairments, specifically bacteria. So kind of rate the effectiveness of what we have done up to that point in essences with the E.coli and the post construction BMP's. So with that that closes the MCM's 5 for post construction BMP's. Any other additional questions?

Mr. Knisley: I don't believe so.

Mr. Tapp: Okay let's move on to the final MCM which is the taking care of our own house, so to speak the good housekeeping measure and as Debbie mainly has done excellent job in the past few years of ramping up our training we kind of piggy back with Karl and the Highway Department or Parks and/or Facility Management and/or the Airport on stormwater pollution prevention training for our staff both. It's geared mainly towards our own facilities our own spots but also these folks live in other cities and other areas they need to keep their eyes out, they should keep their eyes out, they have a neighbor who is dumping paint down a storm drain, stop them and say "I am trying to help out here don't do that" cause that is not being treated, that is just an example, but if they drive by a construction site inside the City of Kansas City or something and they see the sediment fence is down or they see sediment going into a storm drain they'll have the training or the understanding now that that is an issue I need to tell me, tell our staff and/or call the City of Kansas City and say "hey you've got stormwater management issues at this site" or whatever. It's just not our facilities but also just general knowledge and information for our staff. So we kind of go through the list of all our facilities which is rather lengthy and substance as most people know in Clay County has a number of properties and facilities. We also talk about the fact that Midwest National Air Center has their own site specific operating permit for stormwater and that is kind of highlighted on page 44 at the bottom. And then Parks Department also has a separate operating permit or general permit for the NPDES and we highlight that for and Camp Branch Marina also has one as well as the Paradise Point Marina and then we kind of go

off into stormwater conveyance O & M I won't go into too much detail, but again if you guys have any questions please bring them up. We kind of talk about our operations and maintenance program for the County and how we are going to ramp that up, which I will get to here in the goals in a little bit. So if you don't have any questions I'll go right to the goals.

Mr. Knisley: That is fine.

Ms. Viviano: Of course you see the Highway Department plays a big role in this too and especially the stormwater conveyance so in that portion of it.

Mr. Tapp: So year one we have no new goals planned, year two a work group will be organized to implement the creation and development of a more detailed O & M manual and program. So again the same piece here we are trying to ramp up what we already have that would be year two which will be next year 2014. And we kind of already have the seeds planted or kind of started the process with Facility's Management, Highway and Parks but it's mainly bring everyone together and going site by site and saying "Okay here's a storm drain in here and where does it go?" You know those types of questions and figuring all that out and coming up with an Operations and Maintenance Plan for each facility. And we kind of we found a great example thanks to our brothers and sisters there over in St. Charles County right or St. Louis County?

Ms. Viviano: St. Louis County.

Mr. Tapp: St. Louis County I knew it was over there somewhere. They have a great O & M manual for their facility so we are kind of piggy backing off of that.

Mr. Knisley: Good.

Mr. Tapp: So we'll start that in year two a work group and in year three will be the review of the O & M manual and the program itself, by the County Commission. And also we plan in year three to expand the recycling facilities for unincorporated citizens of Clay County, really want to ramp up the recycling that we can do for our citizens. Year four is the implementation, the actual implementation of the reviewed and hopefully approved O & M manual program by the County Commission and at the same time consider updates to it as well. And then the final year update and do any possible revisions to the employee stormwater training program that is already in place.

Mr. Beggs: There are some haulers that do recycling in unincorporated Clay County.

Mr. Tapp: Do they?

Ms. Viviano: Which I would love to get some of that information from you.

Mr. Beggs: Jim's Trash does.

Mr. Tapp: Jim's Trash you said.

Mr. Beggs: That is who we use.

Mr. Tapp: Is there a standard service provider there in Holmes Creek Hills or is it just trash whatever?

Mr. Beggs: Trash people come through three days a week. Which ought to be a concern for you, running those heavy trucks up and down the road three times a week.

Mr. Walters: I hear ya. We've been through that.

Mr. Tapp: That is a good point but we are talking about is at one point there was or still is, we are still trying to iron out the wrinkles on that, but there is a recycling program or recycling spots in the parks. Which is very important for the campers and what not to be able to recycle their aluminum cans and plastic and what not, when they are staying in our parks. But we also have sometimes household hazards waste drop off piggy backing with City of Liberty or someone else but really focusing our own tailoring it towards the unincorporated citizens you know have it at Highway, have it at you know Parks or something like that but that is year four, I think is that right Debbie? Or year three which will be two years.

Ms. Viviano: We'll probable partner with MARC and their recyclespot.org. And at one point I thought that we were and I don't know what's happened to that we need to look into that further.

Mr. Tapp: Yeah recyclespot.org. We were on there, so yeah we need to get back on that. So that is the Good Housekeeping piece and that is the final MCM and the final chapter that we will get to is just general record keeping and reporting you know, keeping a record of all that we do. Which when we do, for example when we do our training for employees for MCM number six we have a sign in sheet we keep track of, who participated in the training, cause EPA and DNR likes to see that, not just that you did it but here is proof that you did it and the materials that you covered.

Ms. Viviano: They like to know what you did.

Mr. Tapp: That is basically what that chapter is all about just keeping our records. And inspections too, like construction site inspections and all that.

Mr. Beggs: I did have a question back on your construction on Land Disturbance program, is that a state or DNR regulation that a PE needs to inspect, a professional inspector needs to inspect your..

Mr. Tapp: I don't know about the state's Mark but for our specific code for our Land Disturbance Permits it's a qualified inspector which can be a PE or what else did we say?

Ms. Viviano: There are certain other qualifications.

Mr. Tapp: Which page is that Mark?

Mr. Beggs: Page 32 and at the bottom.

Mr. Tapp: What does it say?

Mr. Beggs: A professional inspector which is either PE, Landscape Architect or Qualified Erosion Control Specialist.

Mr. Tapp: Correct and there are different organizations that do that, yes.

Ms. Viviano: And I think I am pretty sure, I know for the Rush Creek properties they actually have a PE that does their inspections out there.

Mr. Tapp: Landscape Architect. You want to make sure it is a qualified profession.

Mr. Beggs: Well no I was going the other way because it seems like it's kind of a burden I guess on a developer to have a PE come out there and do it. I've done this in the State of Texas and we kept a log book and we did our own inspections and like once a month if it was a big enough project someone had to come pull water quality samples but we kept our own log on our silt fence and all that, if you had a PE come out every time.

Mr. Tapp: It is a PE or RLA, Landscape Architect or Qualified Erosion Control Specialist so there is CCIS whose through Stormwater USA, CISEC....

Mr. Beggs: We used our Superintendents though it was people there was no special training they just went down and wrote in the log book, "repaired so long after this event".

Ms. Viviano: Well that is what we don't want is not someone without any training that knows how to do it actually. Cause you find out, you know, that they go out and they don't actually know how those stakes need to go in and how that needs to keep from the water going underneath the silt fencing. Or they move the blocks in the storm inlets and don't put them back how many times have you seen that or they put them in there to where they're not cleaned properly and the water it just backs up.

Mr. Tapp: Mark there is, we did not highlight it in the code, it's all these people and my position has discretion to say okay that certification works good enough go ahead.

Ms. Viviano: Yeah that too.

Mr. Beggs: Instead of a maybe a methodology spec maybe look at a performance spec, you know if you let stuff go and put it on them to train their people so that it gets done right so that really in the end we just care about not letting silt go, so if you do a performance specs as whatever your suspended solids will never be over a certain amount maybe that might be a better way of going at it. That way the guys that know how to do it don't have to pay a PE to come out after every rain event to inspect their...

Mr. Tapp: We borrowed that from Johnson County, Kansas and I don't know if Jackson County has the same thing or not but it's just a protective measure to make sure the person that is doing it know what they are doing.

Mr. Walters: But I think that goes back to Good Housekeeping measures.

Mr. Beggs: Yeah absolutely.

Ms. Viviano: Yes, but I see where you are coming from though absolutely. And like Matt said there is a bleep in there that gives him the discretion.

Mr. Tapp: But that's one acre or more disturbance so like on a single family house you're not going to have to have a PE or anyone else, it can be the sup that is looking at it and making sure the sediment fence is okay.

Mr. Knisley: I thought it was the key of educating the public. Any other comments from the staff?

Mr. Tapp: No we recommend that the Stormwater Panel/P&Z Commission recommend approval to the County Commission we'll go April 22nd and then probable the 29th. I will be out of town the 22nd so we may, the Commission may keep it on regular agenda for the business session which will be the 29th. I think that may be the protocol here so.

Mr. Knisley: Any comments from the Commission?

Mr. Troutwine: I have a comment and I just kind of read through this I have not studied it and I think it would premature for me to vote on it so I would have to abstain. I am not saying that I see any problems I am just saying that I have not studied it and would like to have a closer look at it.

Mr. Tapp: Right so that the County Commission is the 22nd we would have to get the transmittal for this to the County Commission the Monday before which is this Monday, is that right? So we would have to schedule another special session between now and Monday. We're on the gun because this has to get to DNR by May 15th in so there is only one other work session of the County Commission and we don't really want to have to rely on that.

Mr. Beggs: That is today or tomorrow is basically what you are saying.

Mr. Tapp: Basically yeah or Monday sometime.

Mr. Knisley: I will be out of town all of next week.

Mr. Tapp: Okay so we have to approve it now or it won't, we'll do another special session and then we hope that one work session of the County Commission is enough and they won't table it because we can't it has to go to the state by May 15th.

Mr. Knisley: Is there any kind of a vote with three can approve.

Mr. Tapp: No quorum is four.

Mr. Knisley: We have never had this before kind of figure out...

Mr. Flook: Well you've got your quorum so really once you establish quorum you can have a vote, if he abstains, if you choose to abstain, it operates just like a no vote, basically. Or the other option is if you want to, if there are any concerns that someone might challenge, if someone might try to make the leap that an abstention means there wasn't a quorum which I don't think you can, I have never seen that happen. He can just vote no on the bases that he wasn't, he had not digested it enough.

Mr. Knisley: Sure.

Mr. Flook: You know it is relatively painless. I don't think anybody is going to track you down for voting no.

Mr. Troutwine: No, and again I just want to make sure that I understand everything in here before I vote for it.

Mr. Knisley: That is understandable.

Mr. Flook: Which if fine and you know and so your chose would be you could vote no on that bases and you will be just fine. Abstentions it's you could've abstained but really that's just basically voting present.

Mr. Troutwine: I gotcha.

Mr. Tapp: So Tim if it is three to one per say would the staff report or the transmittals still say that the P&Z Commission/Stormwater Panel recommended approval? Or would approval have to be four yes votes for quorum four out of six?

Mr. Flook: Well you could, you will say the vote, the majority vote was to approve.

Mr. Tapp: Okay

Mr. Flook: And if anybody asks you what the vote count was

Mr. Tapp: Three to one.

Mr. Flook: It was three to one with a no vote or an abstention on grounds that he felt like he hadn't had enough opportunity to review. And that's pretty straight forward and that if the Commission is worried about it they can say...

Mr. Knisley: Send it back.

Mr. Flook: "hey know what we'll maybe send it back" but it's really

Mr. Troutwine: If it is any help I will attend that Commission meeting, if they have any direct questions why I voted no I'd be able to answer and by that time would have read through this. But I just don't think fell it's fair to the County that I just kind of thumbed through something and say "oh yeah I think I understand everything in there" which ...

Mr. Walters: Well if he goes there and turns around, he's read through all and everything and he understands a little bit better, verifies he's position that changes the whole perspective.

Mr. Flook: I would think that the only thing that would come of this is a political concern that hey there's a no vote, there must have been dissention. And you know I would say I would not worry about that too much.

Mr. Troutwine: And again I don't think the County Commission sees it as political, right now anyways so I don't (*inaudible*)

Mr. Flook: Not with you guys at least. But you know I mean I would say somebody who made a lot of votes like myself, you're going to be fine and I think some Boards and Commissions take the philosophical view that they got to be unanimous otherwise something looks wrong and the other philosophical view, which is one I have, is hey you know what if everything is unanimous on everything then it begs the question ...

Mr. Troutwine: Somebodies not doing their job.

Mr. Flook: Somebodies not, you know. So the fact that somebody's voted no or abstained because the felt like they hadn't got their hands around it yet that's just fine, it shows the process works. That's my philosophy; it's not a legal opinion.

Mr. Troutwine: And again I have a lot of land that borders these almost two miles on Fishing River frontage and I got probable a mile on the Little Platte and I just want to make sure I'm not even in some kind of conflict on there.

Mr. Flook: Well you're not in a conflict in that respect unless you were talking about some sort of financial contribution to your benefit or something like that so inarguable we all have somewhat of a conflict. I mean I am one of those guys, I am one of those pesticide guys with my yard, you know.

Mr. Troutwine: You want to have to have the greenest grass in the neighborhood.

Mr. Flook: I am watching and thinking what I am going to have to do, I got to go buy organic. But the thing is you are alright, I think you are making the, you are doing your job you are voting your conscious which is I'm not ready to call yes on this, then that is fine.

Mr. Troutwine: And again to respect to my fellow committee members here I will read in-depth there and be at that meeting.

Mr. Tapp: Sure.

Mr. Flook: It seemed, just one comment, it seems to me just from what I am looking and listening the real challenge will be with the time they are adopting ordinances and codes sections, that will be where the scrutiny will need to be very detailed, because then you are talking about processes and civil rights and ...

Mr. Tapp: Law.

Mr. Flook: ...all kinds of things that come back to haunt you. I'm sorry I did not mean to interrupt you.

Mr. Knisley: Thank you Councilor we appreciate your input. Are there any comments from the other fellow members?

Mr. Walters: No.

Mr. Beggs: No.

Mr. Knisley: I would like to compliment Director Tapp for a very thorough review on the Phase II Stormwater there's a lot to take in but I think it's in position for us as a review panel here to see it this afternoon fell comfortable to proceed and maybe get a motion to approve the Phase II system of the Stormwater Management Plan do I have a motion for that?

Mr. Beggs: Yes Mr. Chairman I will make the motion that we approve the Clay County Phase II Stormwater Management Plan as presented to us this morning.

Mr. Knisley: Thank you, we do have a motion to approve as presented, second?

Mr. Walters: Second.

Mr. Knisley: Thank you we have a second, can we have a vote please.

Mr. Tapp: Karl Walters?

Mr. Walters: Yes.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: No.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Approve.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Approve.

Final Vote: 3/1/0 Approve National Pollutant Discharge and Elimination System (NPDES) Phase II Five (5) Year Plan for 2013-2018

Mr. Knisley: Again thank you gentlemen, now is there any other business at this point Director Tapp?

Mr. Tapp: Yes Mr. Chairman first I want to thank Debbie Viviano, Planner for, she really put the devil in the details here in this plan, so I really can't take any of the credit. Debbie should take all the credit; I just kind of massaged it a little bit. So I wanted give Debbie her due appreciation and respect.

Mr. Knisley: She does very detailed.

Mr. Tapp: And then just a reminder if each of you members have received any mailing from the State of Missouri Ethics Commission (MEC) but because you are on a board like this and Cecil you are a new member you probable have not received any letters but there's a deal called the Personal Financial Disclosure Form (PFD) that is due every year on May 1st otherwise there can be fines and what not's, and I would be happy to help you all out but don't read too much into it sometimes folks really read into it, like what kind of conflict do I have or if you don't have any, like Tim said, you don't have any true financial benefit related back to the County in any way shape or form and the meager salary you get on the board does not count that's nothing. But there is a Personal Financial Disclosure Form, I have to do one as a department head so does Karl they're really strait forward super easy, they are even on-line now so if you did get the letter there's an id and a password you put in and say that does not apply, that does not apply and submit it, pretty much. Just a reminder.

Mr. Troutwine: Okay.

Mr. Flook: And I'll also tell you if have a question on it you can call me, also a good place to call is actually the Ethics Commission. Because they are set up for it if you call in they've got a designated person, they'll talk you through whatever question is and they keep a record of the calls, they keep a call log so if somebody in Ethics tells you "yes you can write I this way" and then later, it's extremely rare but somebody comes back and challenges it, they're going to be on record down there saying you could do it. So it's very easy you make a phone call you usually talk to somebody within five minutes.

Mr. Tapp: Yes.

Mr. Knisley: They are very repetitious.

Mr. Tapp: Yes it's very repetitious.

Mr. Knisley: I don't think are going to complain about us getting gas money.

Mr. Tapp: They can't

Mr. Flook: No they typically nothing really comes up typically.

Ms. Viviano: Statue.

Mr. Flook: Unless you don't file it, then everybody acts like it's the end of the world.

Mr. Tapp: Oh yeah.

Mr. Knisley: That's right, any other new business Director?

Mr. Tapp: No Mr. Chairman, that's it.

Mr. Knisley: Okay, again thank you Debbie you put a lot of work in this and plans through the years, appreciate it. Any comments from the Commission, being none do I have a motion for adjourn?

Mr. Beggs: So moved.

Mr. Knisley: Second?

Mr. Walters: Second.

Mr. Knisley: All in favor?

All: Aye.

Mr. Knisley: Anyone object?

Mr. Tapp: Thank you everybody.

Meeting Adjourned

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Recording Secretary